Property ID: R41780

Property Information

property address: <u>920 S TEXAS AVE</u>

legal description: <u>SMYTHE #1, BLOCK C, LOT 11 REPLAT, (TACO BELL #2310)</u>

owner name/address: <u>CORPORA, SARA F</u>

<u>PO BOX 867</u>

<u>HEARNE, TX 77859-0867</u>

full business name: <u>TACO BELL</u>

land use category: <u>Comm. Ret.</u>   type of business: <u>RESTUARANT</u>

current zoning: <u>SC-B</u>   occupancy status: <u>OCCUPIED</u>

lot area (square feet): <u>21,000</u>   frontage along Texas Avenue (feet): <u>152</u>

lot depth (feet): <u>141</u>   sq. footage of building: <u>2272</u>

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: <u>1</u>   building height (feet): <u>21</u>   # of stories: <u>1</u>

type of buildings (specify): <u>MASONRY</u>

building/site condition: <u>G</u>

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: <u>1987</u> RENOVATION accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no   sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☒ no (specify) _____

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no   ☐ dilapidated ☐ abandoned ☒ in-use

# of signs: <u>1</u>   type/material of sign: <u>ELECTRIC</u>

overall condition (specify): <u>Good</u>

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no   parking spaces striped: ☒ yes ☐ no   # of available off-street spaces: <u>43</u>

lot type: ☐ asphalt ☒ concrete ☐ other _____

space sizes: <u>15x8</u>   sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: <u>Good</u>

end islands or bay dividers: ☒ yes ☐ no: landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: __1__   curb types: ☑ standard curbs   ☐ curb ramps   curb cut closure(s) suggested? ☐ yes ☑ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☑ no   meet opposite separation requirements: ☐ yes ☑ no

Landscaping

☑ yes ☐ no   (if none is present) is there room for landscaping on the property?   ☐ yes   ☐ no

comments: _____
_____

Outside Storage

☑ yes   ☐ no   (specify) ___MERCHANDISE_____
　　　　　　　　　　　　(Type of merchandise/material/equipment stored)

dumpsters present: ☑ yes   ☐ no   are dumpsters enclosed: ☑ yes   ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☑ no   (circle one)   residential use   residential zoning district

is the property developable when required buffers are observed?   ☐ yes   ☐ no

if not developable to current standards, what could help make this a developable property?

_____
_____

accessible to alley: ☐ yes   ☐ no   N/A

Other Comments:

_____
_____
_____
_____
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